

148.A

Map

0001

Block

0002.0

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRaised: 476,100 /

USE VALUE: 476,100 /

ASSESSed: 476,100 /

Total Card /

Total Parcel

476,100

476,100

476,100

PROPERTY LOCATION

No

Alt No

Direction/Street/City

21

ROBBINS RD, ARLINGTON

OWNERSHIP

Unit #:

21

Owner 1: ARSHAM JANE

Owner 2:

Owner 3:

Street 1: 21 ROBBINS ROAD

Street 2:

Twn/City: ARLINGTON

St/Prov: MA

Cntry:

Own Occ: Y

Postal: 02476

Type:

PREVIOUS OWNER

Owner 1:

Owner 2:

Street 1:

Twn/City:

St/Prov:

Cntry:

Postal:

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1920, having primarily Wood Shingle Exterior and 1668 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code

Descrip/No

Amount

Com. Int

PROPERTY FACTORS

Item

Code

Description

%

Item

Code

Description

Z

R1

SINGLE FA

water

o

Sewer

n

Electri

Census:

Exmpt

Flood Haz:

D

Topo

s

Street

t

Gas:

LAND SECTION (First 7 lines only)

Use Code

Description

LUC Fact

No of Units

Depth / PriceUnits

Unit Type

Land Type

LT Factor

Base Value

Unit Price

Adj

Neigh

Neigh Infl

Neigh Mod

Infl 1

%

Infl 2

%

Infl 3

%

Appraised Value

Alt Class

%

Spec Land

J Code

Fact

Use Value

Notes

102

Condo

0

Sq. Ft.

Site

0

0.

0.00

7056

2021

IN PROCESS APPRAISAL SUMMARY

Use Code

Land Size

Building Value

Yard Items

Land Value

Total Value

102

0.000

476,100

476,100

Total Card

0.000

476,100

476,100

Total Parcel

0.000

476,100

476,100

Source: Market Adj Cost

Total Value per SQ unit /Card: 285.43

/Parcel: 285.4

Legal Description

User Acct

152667

GIS Ref

GIS Ref

Entered Lot Size

Total Land:

Land Unit Type:

Parcel ID

148.A-0001-0002.0

PREVIOUS ASSESSMENT

Tax Yr

Use

Cat

Bldg Value

Yrd Items

Land Size

Land Value

Total Value

Asses'd Value

Notes

Date

2020

102

FV

468,800

0

.

468,800

468,800

Year End Roll

12/18/2019

2019

102

FV

438,400

0

.

438,400

438,400

Year End Roll

1/3/2019

2018

102

FV

386,800

0

.

386,800

386,800

Year End Roll

12/20/2017

2017

102

FV

351,900

0

.

351,900

351,900

Year End Roll

1/3/2017

2016

102

FV

351,900

0

.

351,900

351,900

Year End

1/4/2016

2015

102

FV

324,600

0

.

324,600

324,600

Year End Roll

12/11/2014

2014

102

FV

309,400

0

.

309,400

309,400

Year End Roll

12/16/2013

2013

102

FV

309,400

0

.

309,400

309,400

12/13/2012

SALES INFORMATION

Grantor

Legal Ref

Type

Date

Sale Code

Sale Price

V

Tst

Verif

Notes

BROWN LAURIE

26619-383

8/28/1996

187,500

No

No

Y

TAX DISTRICT

PAT ACCT.

BUILDING PERMITS

Date

Number

Descrip

Amount

C/O

Last Visit

Fed Code

F. Descrip

Comment

2/22/1999

92

Redo Bat

8,000

REMODEL BATH

ACTIVITY INFORMATION

Date

Result

By

Name

9/20/2018

Measured

DGM

D Mann

5/6/2000

197

PATRIOT

Sign:

VERIFICATION OF VISIT NOT DATA

\_\_/\_\_/\_\_

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - FY2021

apro

2021

Type:	99 - Condo Conv			
Sty Ht:	1 - 1 Story			
(Liv) Units:	1	Total:	1	
Foundation:	3 - BrckorStone			
Frame:	1 - Wood			
Prime Wall:	1 - Wood Shingle			
Sec Wall:				%
Roof Struct:	1 - Gable			
Roof Cover:	1 - Asphalt Shgl			
Color:	GREY			
View / Desir:	N - NONE			

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

[illegible]

## GENERAL INFORMATION

Grade: C - Average	
Year Blt:	1920
Alt LUC:	
Jurisdic	
Const Mod:	
Lump Sum Adj:	

## OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

## CONDO INFORMATION

Location:	
Total Units:	
Floor:	1 - 1st Floor
% Own:	50.000000000
Name:	98 - 7056

## RESIDENTIAL GRID

1st Res Grid	Desc: Line 1										# Units: 1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals		RM: 5				BR: 3			Baths: 1		HB	

## REMODELING

	Exterior:	
	Interior:	
	Additions:	
%	Kitchen:	
%	Baths:	1999
%	Plumbing:	
%	Electric:	
%	Heating:	
%	General:	

## RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	3	0
<b>Totals</b>			
1	5	3	

## INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall:	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

## DEPRECIATION

Phys Cond:	AV - Average	31.0
Functional:		%
Economic:		%
Special:		%
Override:		%
	Total:	31.0

## CALC SUMMARY

Basic \$ / SQ:	295.00
Size Adj.:	1.27949643
Const Adj.:	0.99989998
Adj \$ / SQ:	377.414
Other Features:	60500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	690026
Depreciation:	213908
Depreciated Total:	476118

## COMPARABLE SALES

[illegible]

## MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	
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### SPEC FEATURES/YARD ITEMS

[illegible]

## SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
GLA	Gross Liv Ar	1,668	377.410	629,520
Net Sketched Area:		1,668	Total:	629,520
Size Ad	1668	Gross Are	1668	FinArea

### SUB AREA DETAIL

[illegible]

**IMAGE**

